042.0	0007	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	197,400 / 197,400
					USE VALUE:	197,400 / 197,400
					ASSESSED:	197,400 / 197,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
225	-225A	BROADWAY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HOUSING CORP OF ARLINGTON
Owner 2:	
Owner 3:	
Street 1:	252 MASS AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SMITH ISABELLA M -
Owner 2:	-
Street 1:	225A BROADWAY
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,814 Sq. Ft. of land mainly classified as Housing Corp with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2208 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
114	4814.000	95,800		101,600	197,400
Total Card	0.111	95,800		101,600	197,400
Total Parcel	0.111	95,800		101,600	197,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 89.40 | /Parcel: 89.40

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 29748

GIS Ref

GIS Ref

Insp Date 11/07/18

!3606!

PREVIOUS ASSESSMENT

Parcel ID 042.0-0007-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	114	FV	95,800	0	4,814.	243,800	339,600	339,600	Year End Roll	12/18/2019
2019	114	FV	71,400	0	4,814.	431,800	503,200	503,200	Year End Roll	1/3/2019
2018	104	FV	71,400	0	4,814.	314,900	386,300	386,300	Year End Roll	12/20/2017
2017	104	FV	67,000	0	4,814.	274,300	341,300	341,300	Year End Roll	1/3/2017
2016	104	FV	67,000	0	4,814.	233,700	300,700	300,700	Year End	1/4/2016
2015	104	FV	59,700	0	4,814.	228,600	288,300	288,300	Year End Roll	12/11/2014
2014	104	FV	59,700	0	4,814.	188,000	247,700	247,700	Year End Roll	12/16/2013
2013	104	FV	62,100	0	4,814.	178,800	240,900	240,900		12/13/2012

PRINT

Date	Time
12/10/20	18:49:00

LAST REV

Date	Time
03/19/20	11:38:54
mmcmakin	
3606	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SMITH ISABELLA	34877-481		2/20/2002		430,000	No	No		
SMITH ISABELLA	8526-449		1/14/2000	Family		No	No	4	
	8526-449		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/5/2002	207	Redo Kit	1,500	C				NEW CABINETS 1ST F
2/27/2002	105	Redo Bat	4,800	C				
3/10/1998	122	Manual	2,000					REPAIR REAR PORCHE

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	HS	Hanne S
4/21/2009	Measured	372	PATRIOT
5/22/2002	MLS	HC	Helen Chinal
3/21/2000	Inspected	263	PATRIOT
3/3/2000	Measured	268	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	29748
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
114	Housing Corp		4814		Sq. Ft.	Site		0	80.	0.26	1			Med. Tr	-10	Restric	-75			101,596						101,600	

Total AC/HA: 0.11051 | Total SF/SM: 4814 | Parcel LUC: 114 | Housing Corp | Prime NB Desc: ARLINGTON | Total: 101,596 | Spl Credit | Total: 101,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	1 - Drywall		%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:	X - Restricted	80.	%
Special:			%
Override:			%
	Total:	83.72	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.12554348
Const Adj.:	0.98000205
Adj $ / SQ:	187.516
Other Features:	105500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	588448
Depreciation:	492649
Depreciated Total:	95799

COMMENTS

NO INSP OF FFL INFO FROM OWNER.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	11	BRs:	4	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2002
Baths:	2002
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

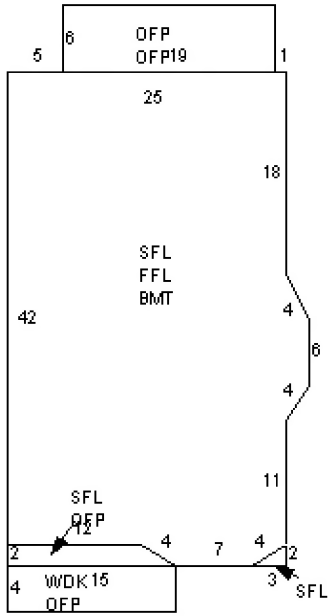
No Unit	RMS	BRS	FL
1	6	2	
1	5	2	
Totals			
2	11	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	187.52
Special Features:	0	Val/Su Net:	26.09
Final Total:	95800	Val/Su SzAd	43.39

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,119	187.520	209,830
BMT	Basement	1,089	56.250	61,261
FFL	First Floor	1,089	187.520	204,205
OFP	Open Porch	315	21.300	6,711
WDK	Deck	60	15.680	941

Net Sketched Area:	3,672			Total:	482,948
Size Ad	2208	Gross Are	3672	FinArea	2208

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

042.0-0007-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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